233 South Wacker Drive Suite 800, Sears Tower Chicago, IL 60606

312-454-0400 (voice) 312-454-0411 (fax) www.cmap.illinois.gov

Housing Working Committee Meeting Minutes

July 17st, 2008

Offices of the Chicago Metropolitan Agency for Planning (CMAP) Cook County Conference Room Suite 800, 233 S. Wacker Drive, Sears Tower, Chicago, Illinois

Members Present: Phil Ashton, Nora Boyer, David Cole, Beth Dever, Paul Colgan, Nancy

Firfer, Adam Gross, Calvin Holmes, Alan Quick, Lisa Tapper, Linda

Young, , Daniel Ungerleider, Curt Wiley

Staff Present: Lee Deuben, Andrew Williams Clark, Annie Byrne, Erin Aleman, Annie

Byrne, Tedd Carrison, Kermit Wies, Dianna Torres, Bob Dean, Tara Fifer

Others Present: Robin Snyderman (for Joanna Trotter), Metropolitan Planning Council

1.0 Call to Order and Introductions

The meeting was called to order at 9:00 by committee Vice Chair, Beth Dever

2.0 Agenda Changes and Announcements

There were no announcements or changes to the agenda.

3.0 Approval of Minutes – June 2008

A call for a motion to approve the minutes of the June housing committee, as presented, was made by Beth Dever, a motion was made by Phil Ashton and seconded Nora Boyer. All in favor the motion carried.

4.0 Report Back from CMAP Planning Committee: Bob Dean

Bob Dean reported back from the July 9th Planning Committee meeting. Mr. Dean reported that the meeting primarily entailed a discussion on indicators construction, the Latino snapshot report and the Jobs to Housing Balance report. He reported that the committee had some edits and comments to the jobs-housing report but that it was approved pending edits. He reported that Lee Deuben would forward copies of both the long and short versions of the report to the housing committee for comments and suggestions.

5.0 Developments of Regional Importance: Kermit Wies

Click Here to upgrade to Unlimited Pages and Expanded Features

the DRI process and invited the committee to further ten or oral comments should be forwarded to the vice

chair, Beth Dever, by early August for submission to the August 13th programming committee meeting. Dan Ungerleider voiced concern about how CMAP is defining a DRI. He explained that the home builder community would like to see a more solid definition. Mr. Wies explained that while there has been a level of concern over the definition but that the process itself lends itself to determining what a DRI is. Curt Wiley remarked that there is a big concern from ULI about the definition and funding mechanisms of DRI's. He informed the housing committee that ULI has submitted lengthy remarks regarding their concerns to the land use committee which will be shared with the programming committee in August. Mr. Ungerleider explained that he thought DRI's could have a positive impact on affordable housing, however, the process still does not make it clear. Phil Ashton clarifies that the CMAP board has no real authority around DRI's. Mr. Wies explained that DRI's are not a permitting process rather they are more in the vein of a seal of approval. Mr. Ungerleider voiced further concern that development process will be held up if municipalities are seeking consultation in the DRI process and not moving forward.

Robin Snyderman asked Mr. Weis how much DRI's will be tied to financial incentives for good planning. Mr. Weis explained that this was the initial intention but that financial incentives are no longer part of the process. Calvin Holmes remarked that he envisions DRI's to potentially help fill in gap financing or to help leverage garnering more public resources in a worthwhile way. Dan Ungerleider voiced some hesitation in the ability of a third party to submit a development as a DRI for review. Mr. Weis also clarified that DRI's can entail both publically and privately funded projects. Mr. Ungerleider commented that DRI's can be a valuable tool but that CMAP needs to be careful that they don't get abused.

Ms. Snyderman suggested that the DRI process should be on hold until CMAP can tie dollars to financial incentives as part of the process. She explained that the added value of the DRI process is the ability to offer incentives or prioritize expenditures (like the Bay area). Lisa Tapper commented that perhaps DRI's could influence IHDA QAP however, there is a caution in that it shouldn't influence or take resources away from projects that have a significant impact at the local level. Ms. Snyderman explained that the intention is not to take from IHDA rather it is about using CMAP's transportation dollars to award planning grants and meaningful incentives. Mr. Wiley commented that Florida's definition of a DRI was also vague and that there has been some concerns regarding the implementation side. Mr. Weis explained that the housing committee can play a role in helping the programming committee by submitting comments to Beth Dever by August 1st. He also explained that other stakeholders will be provided a similar comment period.

ulation Growth Snapshot Report: Jon Hallas

Mr. Halls provided the committee a brief presentation on the preliminary findings for the Latino Snapshot. He explained that the research for the snapshot is being conducted by the Institute for Latino Studies under the leadership of Sylvia Puente. Curt Wiley recommended that the research look into the increase in homeownership rates and the high instances of foreclosure particularly among the Latino community- in places such as Aurora. Beth Dever suggested that staff look into housing demand in regards to the impact of Latino population growth and the tendency of the Latino community to prefer different housing types. She recommended considering flexible ordinances however, she mentioned, that no model currently exists. Nancy Firfer agreed with Ms. Dever that there needs to be emphasis on changing demand of housing types. Ms. Dever also commented that there has been a lot of discussion on Latino civic participation particularly in the suburbs. Mr. Holmes commented that there is strong need to promote Latino business development. David Cole suggested that CMAP consult with staff from HUD if it would be helpful.

7.0 Go To 2040

7.1 Scenario Construction: Bob Dean

Mr. Dean made a brief announcement about the scenario construction process. He indicated that CMAP staff is developing draft housing related courses of action and that the committee would be provided a draft in a few days. Mr. Dean requested that the committee set up a conference call prior to next meeting to discuss the draft courses of action, in more detail.

7.2 Regional Indicators Development: Andrew Williams-Clark

Andrew Williams- Clark provided the housing committee with the updated indicators list and the proposed fifteen prioritized indicators as requested in June's meeting. The committee reviewed the list and thought that is was overall very good. Phil Ashton recommended that staff might also look at total number of home purchases or refinances. He also alerted staff that HMDA definitions will be changed in the near future and therefore, trending will be difficult. Robin Snyderman suggested that the DRI process might lend in tracking innovations in housing regulation. Adam Gross commented that the list might need more on Jobs to housing balance. Phil Ashton recommended exploring dissimilarity indices.

8.0 Other Business

There was no other business reported.

8.0 Public Comment

There were no public comments.

e Housing Working Committee is Thursday August 21st, 2008 at 9:00 am in the CMAP offices.

10.0 Adjournment

A call for a motion to adjourn made by Adam Gross, a motion was made by Nancy Firfer seconded by Beth Dever. All in favor the motion carried.

Respectfully submitted,

Lee Deuben